SYSTEMS LTD

APPLICATION NO:
F/2000/3072

LOCATION:
Little Rivermead Henley Road, Wargrave Reading.

APPLICANT:
Mr N Taylor C/O Trevor Lamiff Architects

PROPOSAL:
Proposed conversion of outhouse to library and erection of link to dwelling plus installatio of new windows (Amendment to consent 2000/2154)

EARLIEST DATE FOR DECISION: **28/01/2001**

APPLICATION WILL HAVE EXPIRED ON:
14/02/2001

CASE OFFICER: **Helen Pollock**

APPROVED

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr N Taylor
C/O Trevor Lamiff Architects
Telescope House
63 Farringdon Road
London
EC1M 3JB

Application Number: F/2000/3072

Parish: **WARGRAVE**

Location: **Little Rivermead, Henley Road, Wargrave, Reading.**

Proposal: **Proposed conversion of outhouse to library and erection of link to dwelling plus installation of new windows (Amendment to consent 2000/2154)**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. Except where stated otherwise on the approved drawings, all new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure that the external appearance of the building is satisfactory.

Informative

1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy C4.

Green Belt Local Plan Policies 1 and 9.

Deposit Draft Wokingham District Local Plan Policies WOS3, WGB1 and WGB3.

John Mitchell

John Mitchell
Development Control Manager
Date: 19/03/2001

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

TLA
architecture . interiors . design

telescope house
63 farringdon road
london EC1M 3JB

Patrick.Lahiff@tla1.demon.co.uk
T +44(0)207 404 0407
F +44(0)207 405 0365

PLANNING SERVICES | HPT 67468
POL | TLS
DC | NL
APP |
CS |
07 DEC 2000
COPIES TO: | ACK:
FILE:

to Nicola Lake
Planning Services
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

F/2001/3072.

date 6th December, 2000

ref. 679 06.12.00 Planning Application.doc

re **679 Rivermead Farm Berkshire: Planning Application: F/2000/2154**

Dear Nicola,

Further to our letter dated 15th November 2000. Another issue has arisen prior to commencement on site, which may have an affect on the planning. A variation to the size of Window W14, as on drawing no. 679-02C A

We are seeking to incorporate the attached changes to the proposal as an amendment to the existing application.

Could you please advise whether this is acceptable to you.

Yours sincerely,

Kaushik Patel

- no minor amendment as window - original and not part of the application.

Enc TLA Drawing Issue; 4 copies of dwg. no. 679-02C A.

- chimney which is shown on Building Regs plans - not minor amendment and deviation - awaiting to hear.

Project:	679 RIVERMEAD FARM		Drawing Issue No							TLA Drawing Issue						
			D	15	15	4	6	6	6							
		Date	M	11	11	12	12	12	12							
			Y	0	0	0	0	0	0							
Dwg No.	Drawing Title		Initials	kp	kp	kp	kp	kp	kp							
		Size	Scale	1	2	3	4	5	6	7	8	9	10	11	12	13
	Construction															
679-01C	Plan/Sections/Elevations	A1/A3	1:50/1:100	/	/	A	A	A								
679-02C	Sections/Elevations	A1/A3	1:50/1:100	/	/	A	A		A							
679-05C	Library - Elevation A	A3	1:25	/	/	A	A									
679-06C	Library - Elevation B	A3	1:25	/		A	A									
679-07C	Library - Elevation C	A3	1:25	/		A	A									
679-08C	Library - Elevation D	A3	1:25	/		A	A									
679-10C	Sitting Rm - Elevation D	A3	1:25	/	/	A	A									
679-11C	Sitting Rm - Elevation D	A3	1:25	/		A	A									
679-12C	Sitting Rm - Elevation D	A3	1:25	/		A	A									
679-13C	Sitting Rm - Elevation D	A3	1:25	/	/	A	A									
CLIENT: NEIL TAYLOR				1		1										
PROJECT MANAGER: FIRST DESIGN							1									
CONTRACTOR:				1												
STRUCTURAL ENGINEER:																
BUILDING SERVICE ENGINEER:																
PARTY WALL SURVEYOR:																
PLANNING AUTHORITY					4				4							
BUILDING CONTROL								2								
TLA OFFICE COPY				1												
Information Status																
Information						/	/	/	/							
Construction				/	/											
Contract																
Tender																
Transmittal Method & Format																
Post																
Electronic Transfer																
Post				/	/	/	/	/	/							
Disk																
Hand																
Courier																

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3072	HP
BUILDING CONTROL NUMBER	FP 2000/1389	Andy
~~APPLICANT~~/AGENT	Trevor Lahiff Architects	
ADDRESS OF SITE	(Little Rivermead) Rivermead Farm Henley Road WARGRAVE	
DESCRIPTION OF PROPOSED WORK	proposed conversion of outhouse to library + s/s link to dwelling + installation of new windows (amendment to consent F/2000/2154)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	679-02C rev B	679-02C rev B.
FLOOR PLANS	679-01C rev A	679-01C rev B.

BC library plan 1346/01+02

CD 16/10/01

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	19/3/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	22/5/01.	

None

16/10/01

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WOKINGHAM DISTRICT COUNCIL

To _____

Date 19/3/01 Time 11.15

WHILE YOU WERE OUT

Name Councillor Frank Brown

Of _____

Phone No. _____ Ext. _____

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Councillor Brown was not aware of the previous application allowed by Nicola Lake in September 2000 for the conversion of the outbuilding + that is why he was wishing to list this application. Now he is aware this application is only for the chimney + that the rest of the

Signed _____

PTO →

Application has already been approved he has retracted his request for the item to go to Committee + is happy for it to go through as reccommended.

19/03/a.

WORK SHEET FOR : Helen Pollock

Application Number : F/2000/3072

Applicant : Mr N Taylor C/O Trevor Lamiff Architects.

Location : Little Rivermead, Henley Road, Wargrave, Reading.

Proposal : Proposed conversion of outhouse to library and erection of link to dwelling plus installation of new windows (Amendment to consent 2000/2154)

Site Notice Displayed ? :	YES	NO	DATE
		✓	16/1/01

Date of Neighbour Notifications : .....

Date of Site Visit : 16/1/01

Date Registered : 20/12/2000

Earliest Date for Decision : 28/01/2001

Latest Consultation Date/Site Notice Expiry Date : 28/01/2001

This application will have expired on: 14/02/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses : (need to see HS)
Conservation officer : ?

WARGRAVE P.C : NO objection

Planning Issues :

1) Impact upon the residential amenity of the adjacent dwelling

2) Impact upon the open character & Amenity of the Green Belt.

Application Number: F/2000/3072

Appraisal:

Permission was granted in September 2000 to convert an outhouse to a library and link this to the main house (application number F/2000/2154). This application is an amendment to that consent and proposes to omit the approved door in the Northeast elevation and the wood burning stove and associated flue in the Southwest elevation and to instead insert a fire place and chimney in to the Northeast elevation.

1. Impact upon residential amenity of the adjacent dwellings

The proposed chimney is on the Northeast elevation of the library and would not protrude above the ridge, as such it would not be visible from the neighbouring properties and there would be no detrimental impact upon the residential amenity of the adjacent dwellings.

2. Impact upon the open character and amenity of the green belt

The proposed chimney would not be clearly viewed from the open areas and the increase in floorspace involved would be negligible. As such there would be no detrimental impact upon the character and amenity of the green belt.

Approval: ✓ ~~**Refusal:**~~

Dear Helen
LISTED BY CLLR BROWNE - please write up for committee thanks John

Application Number F/2000/3072
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C007	R007	
2	C015	R015	
			Listing withdrawn 19/3/07

RECORD OF SITE VISIT

SITE ADDRESS: Little Rivermead
Henley Road Wargrave Reading.

APPLICATION NUMBER: F/2000/3072

OFFICER: Helen Pollock

DATE OF SITE VISIT: 16/6/16

1 SITE/STATUTORY NOTICE DISPLAYED ? NCS

2. DESCRIPTION OF SURROUNDINGS V. Rural, Thames to bottom of garden, Henley rd to top.

3. DESCRIPTION OF SITE/BUILDING
Converted farm buildings (low roofs) - See Listing.

4. RELATIONSHIP TO ADJOINING PROPERTIES
See map. V. few.

5. SITE CONSTRAINTS

TREES Ivy, buddleia + small yew growing in out building.

ACCESS/PARKING 3 car car port + 4 car court yard.

LEVELS Steep drop away to river + neighbouring property

BOUNDARY TREATMENT N/A.

OTHERS

- Area of Special Landscape Imp
- Green Route, 1B
- Green Belt
- ~~Thames~~ Wildlife Heritage Site

Received by Wokingham District Council

Application No: F/2000/3072

Proposal:
Proposed conversion of outhouse to library and erection of link to dwelling plus installation of new windows (Amendment to consent 2000/2154)

Location:
Little Rivermead, Henley Road, Wargrave, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 28/01/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

04 January 2001

Rose Cottage
Bird Place, Remenham,
Berkshire, RG9 2LN
Telephone: 01491 579012

REPLY BY
28 FEB 2001

PLANNING SERVICES | HPT
POL | FLS
DC | ENF
APP | 39866
GS | 13-2-2001
14 FEB 2001
COPIES TO: | ACK:
FILE:

Dear John

Please may I have some guidance as to how application F/2000/2140 compares with the previous application which was refused. (As per my email a couple of weeks ago). One of the neighbours visits the new app is the same size and height, if so, I would like to visit it if the Officers are minded to approve.

Also with regard to F/2000/3072, please may I visit this application if the Officers are minded to approve it, if my memory serves me correctly, this building is subject to an outstanding enforcement notice which should still be applicable. Please could you let me know the position.

Finally, please may I have some guidance ref F/2000/3044.

Many thanks, Frank Brown

01491 579012.

**********FILE COPY**********

Tel: 0118 974 6480

Date: **04 January 2001**

My ref: F/2000/3072

CONFIDENTIAL

Councillor Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/3072
Little Rivermead, Henley Road, Wargrave, Reading.
Proposed conversion of outhouse to library and erection of link to dwelling plus installation of new windows (Amendment to consent 2000/2154)

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/3072**
Little Rivermead, Henley Road, Wargrave, Reading.
Proposed conversion of outhouse to library and erection of link to dwelling plus installation of new windows (Amendment to consent 2000/2154)
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Browne

**********FILE COPY**********

**********FILE COPY**********

Tel: 0118 974 6480

Date: **04 January 2001**

My ref: F/2000/3072

CONFIDENTIAL

Councillor Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/3072
Little Rivermead, Henley Road, Wargrave, Reading.
Proposed conversion of outhouse to library and erection of link to dwelling plus installation of new windows (Amendment to consent 2000/2154)

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Helen Pollock** on **0118 974 6480.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/3072**
Little Rivermead, Henley Road, Wargrave, Reading.
Proposed conversion of outhouse to library and erection of link to dwelling plus installation of new windows (Amendment to consent 2000/2154)
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Etheridge

**********FILE COPY**********

Copy of decision notice for Store.

PLANNING PERMISSION

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1990

To: MR N WOOLFREY
C/O MR O A SPRINGER
16 PRINCE OF WALES AVENUE
READING
BERKS RG3 2UJ

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS RG11 1BN

Application No 37851 (R 1-1)

Proposal:
ERECTION OF A SMALL BARN AND BIN STORE FOR USE AS ANCILLARY DOMESTIC STORAGE (TO REPLACE SAME DEMOLISHED BY STORM)
RIVERMEAD FARM HENLEY ROAD WARGRAVE

The Wokingham District Council in pursuance of their powers under the above Acts hereby GRANT Planning Permission for the carrying out of the above development in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

01 The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (5)

01 REASON This condition is deemed to be attached by virtue of Section 91(1) of the Town and Country Planning Act, 1990. (3R)

02 All materials to be used in the elevations of the proposed development shall be as stated on the application form and approved drawings and shall not be varied without the prior written permission of the District Planning Authority. (14)

02 REASON To ensure that the development will be of satisfactory appearance. (9R)

03 The development hereby permitted shall only be used as domestic store ancillary to the enjoyment of the existing dwelling as such on the site.

03 REASON In the interests of amenity and to avoid an inappropriate form of development. (176R)

continued/-

Application 37851 continued

Date 11 OCT 1997

R F Wilson
District Planning Officer

N.B. A statement of the applicant's rights is attached

This permission or approval is for the purposes of the Town and Country Planning Act 1990 only. Approval may also be required under the Building Regulations.

Note: Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the countryside and townscapes tidy.

INFORMATIVE: If this planning permission relates to the erection or extension of a building, then the following section applies:

BERKSHIRE ACT 1986 - SECTION 32: ACCESS FOR FIRE BRIGADE

(1) Except as provided in subsection (2) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show:-

(a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and

(b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

(2) No requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1971, unless notice of the provisions of this section is endorsed on or accompanies the planning permission.

(3) Section 16(7) and (8) and section 36(2) to (6) of the Building Act 1984 (notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the said Act of 1984.

(4) Any person aggrieved by the action of the district council in rejecting plans under this section may appeal to a magistrates' court.

(5) In this section references to the adequacy or inadequacy of means of access for the fire brigade shall be construed as references to a means of access adequate or, as the case may be, inadequate for use for fire-fighting purposes by members of one or more fire brigades and their appliances.

FROM: Helen Pollock

DATE: 04 January 2001

DELEGATED

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2000/3072

Proposal: Proposed conversion of outhouse to library and erection of link to dwelling plus installation of new windows (Amendment to consent 2000/2154).

Site Address: Little Rivermead, Henley Road, Wargrave, Reading.

Applicant: Mr N Taylor C/O Trevor Lamiff Architects.

Your observations are required in respect of this application **by 28/01/2001**.

PLANNING SERVICES | HPT | LS | POL | DC | APP | CS | 29 JAN 2001 | COPIES TO: | ACK: | FILE:

No comment.

SIGNED: [signature]

DATE: 22/1/2001

Clerk To Wargrave Parish/Town Council.

Note to: Nicky Lake
Natalie Brown
Helen Pollock
Martin Durkan

Cllr Frank Browne has returned the attached listing letter(s) asking for more information on the application(s).

Please can you arrange to provide him with the details required and return this listing letter with that information.

Thank you.

Copy of plans forwarded 26/01.

Sandra Bayden
25.1.01

WEOTOEBA

DELEGATED

FROM: Helen Pollock

DATE: 04 January 2001

PLANNING SERVICES	RPT
POL	CS
DC	
APP	
CS	
COPIES TO:	ACK:
	FILE:

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2000/3072

Proposal: Proposed conversion of outhouse to library and erection of link to dwelling plus installation of new windows (Amendment to consent 2000/2154).

Site Address: Little Rivermead, Henley Road, Wargrave, Reading.

Applicant: Mr N Taylor C/O Trevor Lamiff Architects.

Your observations are required in respect of this application **by 28/01/2001** .

No comment.

SIGNED: _____ DATE: 22/1/2001

Clerk To Wargrave Parish/Town Council.

05 JAN 2001

To:
Harold Sanders
Urban Design And Conservation Officer

From: Helen Pollock

Date: 04 January 2001

Application Number: F/2000/3072

Proposal: Proposed conversion of outhouse to library and erection of link to dwelling plus installation of new windows (Amendment to consent 2000/2154).

Site Address:
Little Rivermead, Henley Road, Wargrave, Reading.

Applicant:
Mr N Taylor C/O Trevor Lamiff Architects.

Your observations are required in respect of this application within **7 days** of the above date.

THE ORIGINAL STRUCTURE WAS CONSTRUCTED AS 'AN OUTHOUSE'

IT WAS THEN LINKED TO THE MAIN BUILDING AND APPROVED AS PART OF CONSENT 2000/2154.

THERE WAS CONCERN AT THE INCREMENTAL ENCARCHMENT OF THE FARM AND ITS OUTBUILDINGS.

THE INTRODUCTION OF A LARGE FIRE PLACE AND CHIMNEY APPEARS CONTRARY TO THE PLANNING OBJECTIVES AND POLICIES FOR BUILDINGS AND THEIR EXTENSIONS IN THE GREEN BELT AND AN AREA OF SPECIAL LANDSCAPE IMPORTANCE.

THE INTRODUCTION OF THIS FIREPLACE AND ITS VISUAL IMPACT IS TO BE REGRETTED.

A FREE-STANDING WOOD BURNING STOVE + FLUE WAS APPROVED; THIS APPEARS MORE APPROPRIATE FOR A 'FARM-OUTBUILDING'.

IF THIS IS CONSIDERED A MINOR AMENDMENT THEN I HOPE THE STRUCTURE SHOULD BE FORMED WITHIN THE LIBRARY, TO MINIMISE ITS VISUAL IMPACT.

15.01.01.
Harold Sanders CONSERVATION DESIGN

Environmental Services

For office use only.
Application number: 20 DEC 2000 3072

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	NEIL TAYLOR
	Address and postcode	RIVERMEAD FARM WARGRAVE BERKSHIRE RG10 8PE
	Phone number	01734 401 341
2	Agent's Name	TREVOR LAMIFF ARCHITECTS
	Address and postcode	TELESCOPE HOUSE 63 FARRINGDON ROAD LONDON EC1M 3JB
	Phone number	020 7404 0407
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	RIVERMEAD FARM WARGRAVE BERKSHIRE RG10 8PE
4	Give brief details of the proposal for example, two storey side extension. About the application	CONVERSION OF OUTHOUSE & LINK TO FORM A LIBRARY, REMOVAL OF BRICK EXTENSION & INSTALLATION OF NEW WINDOWS IN KEEPING WITH EXISTING FENESTRATION.

5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑ (NO CHANGE) No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	- STAINED WEATHERBOARDING; RED CLAY TILES; BRICK & PLINT PLINTH TO MATCH EXISTING.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: (NO CHANGE)
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☑	No ☐ (NO CHANGE)
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated. ✓		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below. ✓		
	FRESH APPLICATION FOR DEVELOPMENT OF THE SAME CHARACTER OR DESCRIPTION WITHIN 12 MONTHS OF RECEIVING PERMISSION.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red. ✓		
	• 1:500 scale site layout plan. ✓		
	• 1:100 or 1:200 scale floor plans and elevations. ✓		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

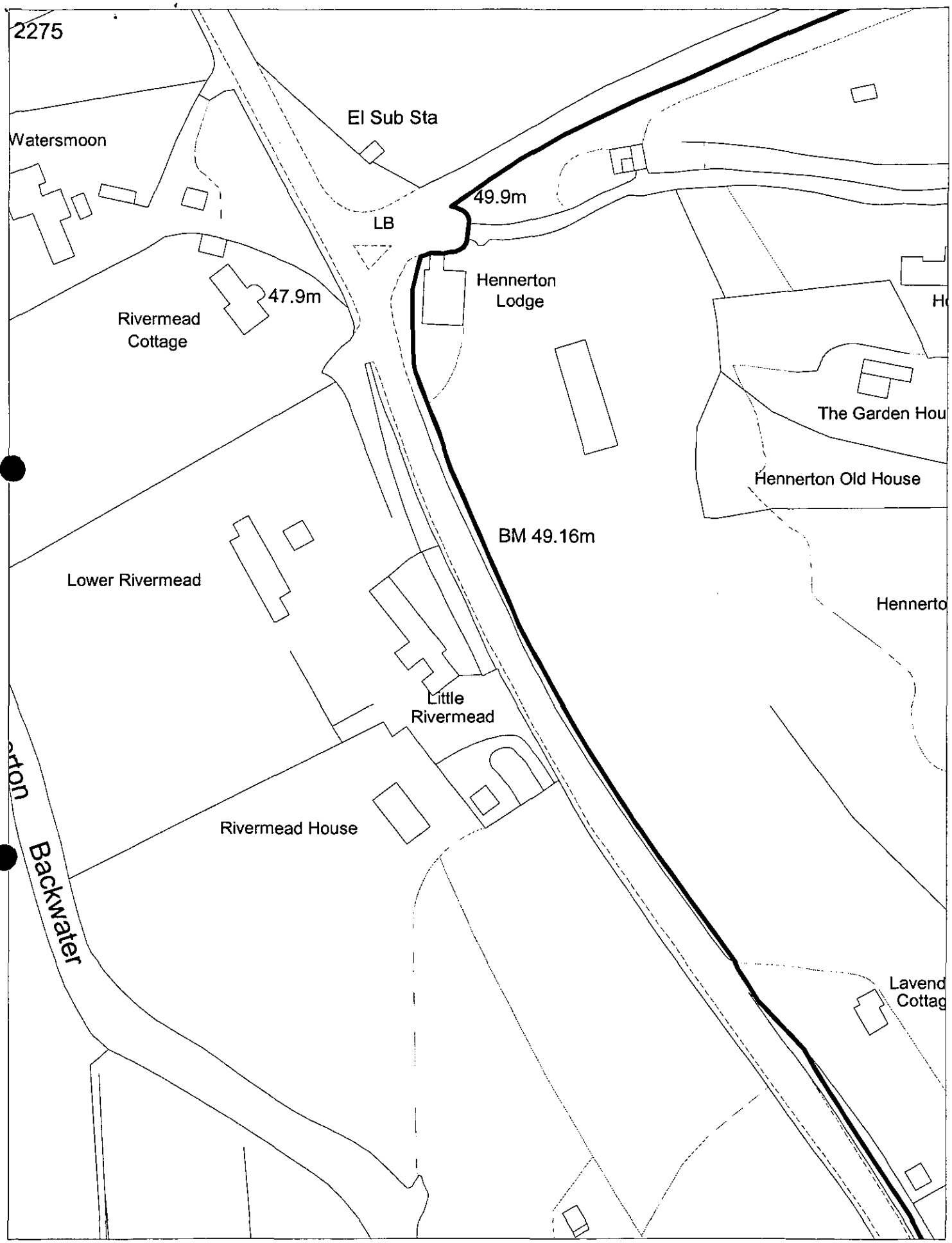
Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature] (KAUSHIK PATEL @ TLA) on behalf of NEIL TAYLOR

Date 13/12/2000

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐



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Landscape Section, Environmental Services, Wokingham District Council.

5 January 2001 Scale: 1 : 1250

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	15 DEC 20/12/00
Officer: HP	Application No. F/2000/3072

Map No. 14 Site 059
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED CONVERSION OF OUTHOUSE TO LIBRARY AND ERECTION OF LINK TO DWELLING PLUS INSTALLATION OF NEW WINDOWS (AMENDMENT TO CONSENT 2000/2154)

Location: LITTLE RIVERMEAD, HENLEY ROAD

Parish: WARGRAVE Ward: WARGRAVE

Applicant: MR N TAYLOR

resubmission 2000/2154 approved

Fee Received 00-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

Carol
You will be receiving a new Planning Application for Rivermead Farm, Henley Rd. Wargrave. The agent rang. The clients want revisions so please hold the PA until the revised plans come in received 20/12 Christine 14/12/00

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control : .....
Landscape .....
Trees .....
Conservation Officer Urban Design.....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS: (Green Belt)

No new pre-apps

NEIGHBOURS:

S/N + as for app no F/2000/2154 { Rivermead Cottage, Lower Rivermead, Rivermead House } Henley Road, Wargrave
Hennerton Lodge, 1, 2 or 3 Hennerton Lodge Flats } Crazies Hill Rd, Wargrave

20 DEC 2000 3372

TLA
architecture . interiors . design

telescope house
63 farringdon road
london EC1M 3JB

Patrick.Lahiff@tla1.demon.co.uk
T +44(0)207 404 0407
F +44(0)207 405 0365

to Mrs C Dodsworth
Planning Services
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

date 13th December, 2000

ref. 679 13.12.00 Planning Application.doc

re **679 Rivermead Farm Berkshire: Planning Application: F/2000/1389 (2154)**

Dear Mrs C Dodsworth,

Further to your letter dated 11th December 2000. I enclose a new planning application for the works at Rivermead Farm.

Please find enclosed:

6 copies of the application form
6 copies of Existing Location Map (1:1250) Dwg no. 679-01
6 copies of Existing Site Plan (1:500) Dwg no. 679-02
6 copies of Existing Ground floor plan (1:100) Dwg no. 679-04
6 copies of Existing First floor plan (1:100) Dwg no. 679-05
6 copies of Existing Roof Plan (1:100) Dwg no. 679-06
6 copies of Existing Elevations; SW & NW (1:100) Dwg no. 679-07
6 copies of Existing Elevations; SE & NE (1:100) Dwg no. 679-08
6 copies of Existing Elevations; S(1:100) Dwg no. 679-09
6 copies of Proposed Plan/Sections/Elevations (1:100) Dwg no. 679-01C
6 copies of Proposed Sections/Elevations (1:100) Dwg no. 679-02C
TLA drawing Issue Sheet

If you have any queries please do not hesitate to contact me.

Yours sincerely,

Kaushik Patel

Enc Copies of above list.
c.c. Client.

20.DEC.2000* 3078
37985
CD

TLA
architecture . interiors . design

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Patrick.Lahiff@tla1.demon.co.uk
T +44(0)207 404 0407
F +44(0)207 405 0365

to

Mrs C Dodsworth
Planning Services
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

date 18th December, 2000

ref. 679 18.12.00 Planning Application.doc

re **679 Rivermead Farm Berkshire: Planning Application: F/2000/1389 (2154)**

Dear Mrs C Dodsworth,

Further to our telephone conversation on 14th December 2000. We would like to thank you for holding the planning application as we discussed.

Please find enclosed the revised drawings with the design as confirmed by the client.

- 6 copies of Proposed Plan/Sections/Elevations (1:100) Dwg no. 679-01C B
- 6 copies of Proposed Sections/Elevations (1:100) Dwg no. 679-02C B
- TLA drawing Issue Sheet

We would be very grateful if you could replace the Dwg no. 679-01C A* with Drawing Dwg no. 679-01C B; and Dwg no. 679-02C A* with Dwg no. 679-02C B, before the application is processed.

If you have any queries please do not hesitate to contact the office.

Yours sincerely,

Kaushik Patel

* removed.

Enc Copies of above list.
c.c. Client.
c.c. Terry Read - First Design

TLA

architecture . interiors . design

telescope house
63 farringdon road
london EC1M 3JB

Patrick.Lahiff@tla1.demon.co.uk
T +44(0)207 404 0407
F +44(0)207 405 0365

Project:	679 RIVERMEAD FARM		Drawing Issue No							TLA Drawing Issue						
			D	15	15	4	6	6	6	13	14	15	18			
		Date	M	11	11	12	12	12	12	12	12	12	12			
			Y	0	0	0	0	0	0	0	0	0	0			
Dwg No.	Drawing Title		Initials	kp	kp	kp	kp	kp	kp	kp	kp	kp	kp			
		Size	Scale	1	2	3	4	5	6	7	8	9	10	11	12	13
	Construction															
679-01C	Plan/Sections/Elevations	A1/A3	1:50/1:100	/	/	A	A	A		A	B	B	B			
679-02C	Sections/Elevations	A1/A3	1:50/1:100	/	/	A	A		A	A	B	B	B			
679-05C	Library - Elevation A	A3	1:25	/	/	A	A									
679-06C	Library - Elevation B	A3	1:25	/		A	A									
679-07C	Library - Elevation C	A3	1:25	/		A	A									
679-08C	Library - Elevation D	A3	1:25	/		A	A									
679-10C	Sitting Rm - Elevation A	A3	1:25	/	/	A	A									
679-11C	Sitting Rm - Elevation B	A3	1:25	/		A	A									
679-12C	Sitting Rm - Elevation C	A3	1:25	/		A	A				B	B				
679-13C	Sitting Rm - Elevation D	A3	1:25	/	/	A	A									
CLIENT: NEIL TAYLOR				1		1					2					
PROJECT MANAGER: FIRST DESIGN							1					1				
CONTRACTOR:				1												
STRUCTURAL ENGINEER:																
BUILDING SERVICE ENGINEER:																
PARTY WALL SURVEYOR:																
PLANNING AUTHORITY					4				4	6			6			
BUILDING CONTROL								2								
TLA OFFICE COPY				1												
Information Status																
Information						/	/	/	/	/		/	/			
Construction				/	/											
Contract																
Tender																
Transmittal Method & Format																
Electronic Transfer											F					
Post				/	/	/	/	/	/	/	/	/	/			
Disk																
Hand																
Courier																

20.DEC.2000 3572

TLA

telescope house
63 farringdon road
london
EC1M 3JB

Project: **679 RIVERMEAD FARM**

Drawing Issue No **TLA Drawing Issue**

	D	03	21	6	13													
Date	M	2	9	12	12													
	Y	0	0	0	0													
Dwg No. Drawing Title	initials	WG	PL	kp	kp													
	Scale	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
Existing																		
679-01 Location map : Existing	1:1250		/	/	/													
679-02 Site Plan : Existing	1:500		/	/	/													
679-03 Site Section : Existing	1:500		/															
679-04 Ground Floor Plan : Existing	1:100		/		/													
679-05 First Floor Plan : Existing	1:100		/		/													
679-06 Roof Plan :Existing	1:100		/		/													
679-07 Out-House Elevations : Existing	1:100		/		/													
679-08 North-East Elevation : Existing	1:100		/		/													
679-09 South-West Elevation : Existing	1:100		/		/													
CLIENT:																		
PROJECT MANAGER:		1	1															
CONTRACTOR:																		
STRUCTURAL ENGINEER:																		
BUILDING SERVICE ENGINEER:																		
PARTY WALL SURVEYOR:																		
PLANNING AUTHORITY					6													
BUILDING CONTROL				1														
TLA OFFICE COPY																		
Information Status																		
Information				/	/													
Construction		/																
Contract																		
Tender																		
Transmittal Method & Format																		
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Electronic Transfer																		
Disk																		
Hand																		
Courier		/																

Project:	679 RIVERMEAD FARM		Drawing Issue No							TLA Drawing Issue						
			D	15	15	4	6	6	6	13						
		Date	M	11	11	12	12	12	12	12						
			Y	0	0	0	0	0	0	0						
Dwg No.	Drawing Title		Initials	kp	kp	kp	kp	kp	kp	kp						
		Size	Scale	1	2	3	4	5	6	7	8	9	10	11	12	13
	Construction															
679-01C	Plan/Sections/Elevations	A1/A3	1:50/1:100	/	/	A	A	A		A						
679-02C	Sections/Elevations	A1/A3	1:50/1:100	/	/	A	A		A	A						
CLIENT: NEIL TAYLOR				1		1										
PROJECT MANAGER: FIRST DESIGN							1									
CONTRACTOR:				1												
STRUCTURAL ENGINEER:																
BUILDING SERVICE ENGINEER:																
PARTY WALL SURVEYOR:																
PLANNING AUTHORITY					4				4	6						
BUILDING CONTROL								2								
TLA OFFICE COPY				1												
Information Status																
Information						/	/	/	/	/						
Construction				/	/											
Contract																
Tender																
Transmittal Method & Format																
Post																
Electronic Transfer																
Post				/	/	/	/	/	/	/						
Disk																
Hand																
Courier																

ADDRESS RIVERMEAD FARM WARGRAVE ROAD PARISH WARGRAVE

PLOT No. (for Lower Rivermead farm see Willow Lane) ORD. SHEET No. SU 7880 (14)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
45/48	The Templewood Engineering Co Ltd.	Erect Grass drying plant	14 7 48	App C/A
25/50	Mr A.S Bartelli	Agric store & Poultry house	12 12 50	App PD
/ 56	" "	Conv dairy to flats	13 7 56	App App
32/65	" "	New access	30 9 65	N/A C/A
66/65	" "	Change of use from Pigeons to Res Accom	25 11 65	N/A Ref
7/65	" "	Extension to living Accom	25 11 65	N/A Ref
8/65	" "	Erection of garage	25 11 65	N/A Ref
8/69	Multinower Wargrave	Use for Repairs for Agric Equip	16 7 69	N/A Ref
73	Mr A C Bartelli	Use frontage as mooring	11 10 73	N/A Ref
561	MR N. WOOLFREY	BARN TO RES.	8.5.81	N/A C/A
17230	"	" "	5 8 81	Ref H/W

DATE OF COMPLETION

MINISTRY DECISION 0/266/65 0/267/65 0/268/65 Appeal dismissed 14 9 71

SPECIAL ORDERS

DRAINAGE

091074

LOWER RIVERMEAD (BARN CONV. MARKED -)

ADDRESS RIVERMEAD FARM WARGRAVE RD PARISH WARGRAVE

PLOT No. ORD. SHEET No. SU 7880.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
4658	Mr N.F. Woolfrey	Conv of barn into	19.10.81	app as relaxed
[illegible]	"	Res "	8.4.82	N/A C/A
120		AMENDMENT OF ABOVE	18.3.87	Ref
A 1975	RING & SYKES	CONVERSION OF LOWER	13.1.87	APP
067	"	BARN TO RES / VAR. OF FENESTRATION	5.8.87	C/A
2856	MR & MRS H. WOOLFREY	RENOV. COURTYARD STORES	14.5.87	APP
4851	37851 "	BARN & BIN STORE FOR	10.10.91	C/A
		STORAGE (REPL. DEM. BY		
		STORM)		
8684/F	N. Taylor	Ext. Barn - Res. Accom.	7.1.99	REF
00/2154	Mr N Taylor	Conv of outhouse to library		
		& link to main dwell	25.09.00	C/A.
		& new windows.		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

74

Environmental Services

For office use only.
Application number: 20.DEC.2006 5572

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	NEIL TAYLOR
	Address and postcode	RIVERMEAD FARM WARGRAVE BERKSHIRE RG10 8PE
	Phone number	01734 401 341.
	Agent's Name	TREVOR LAMIFF ARCHITECTS
	Address and postcode	TELESCOPE HOUSE 63 FARRINGDON ROAD LONDON EC1M 3JB
	Phone number	020 7404 0407
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	RIVERMEAD FARM WARGRAVE BERKSHIRE RG10 8PE
4	Give brief details of the proposal for example, two storey side extension. About the application	COMPLETION OF OUTHOUSE & LINK TO FORM A LIBRARY, REMOVAL OF BRICK EXTENSION & INSTALLATION OF NEW WINDOWS IN KEEPING WITH EXISTING FENESTRATION.
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑ (NO CHANGE) No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	-STAINED WEATHERBOARDING; RED CLAY TILES; BRICK & FLINT PLINTH TO MATCH EXISTING.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: (NO CHANGE)
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☑ (NO CHANGE)	No ☐
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated. ✓		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below. ✓		
	FRESH APPLICATION FOR DEVELOPMENT OF THE SAME CHARACTER OR DESCRIPTION WITHIN 12 MONTHS OF RECEIVING PERMISSION.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red. ✓		
	• 1:500 scale site layout plan. ✓		
	• 1:100 or 1:200 scale floor plans and elevations. ✓		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature] (KAUSHIK PATEL @ TLA) on behalf of NEIL TAYLOR

Date 13/12/2000

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2000/3072**
CASE OFFICER: **Helen Pollock**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				



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Development Control Section, Environmental Services, Wokingham District Council.

21 December 2000 Scale: 1 : 2500

N W E S

John R Mitchell

From: John R Mitchell
Sent: 19 February 2001 10:56
To: Jane Sartin
Subject: Comments from Cllr Browne on Planning Applications

Dear Jane

Cllr Browne wrote to me on 13th February regarding 3 planning applications. Can you pass this note on to him please?

2000/2140 - This application is on the agenda for the DCC meeting of 28th February - it is recomended for approval.

2000/3072 - This is an application to amend an existing planning permission to omit a door and to replace a woodburning stove with a fireplace and chimney. There are no alterations to the size of the building. I have looked at the enforcement history and apparently there was some action taken in 1991over the erection of an outbuilding which was regularised through submission and approval of a planning application at that time.

2000/3044 - This is a propsal for an extension to a listed building. I have concerns about the amount of information supplied with the application and have asked the Case Officer to make sure that the Council is in a position to make an informed decision

Hope this is helpful
best wishes
John Mitchell

Rose Cottage
Bird Place, Remenham,
Berkshire, RG9 2LN
Telephone: 01491 579012

replied by email

REPLY BY
28 FEB 2001

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	39866
CS	13-2-2001
14 FEB 2001	
COPIES TO:	ACK:
	FILE:

Dear John

Please may I have some guidance as to how application F/2000/2140 compares with the previous application which was refused. (As per my email a couple of weeks ago). One of the neighbours visits the new app is the same size and height, if so, I would like to visit it if the Officers are minded to approve.

Also with regard to F/2000/3072, please may I visit this application if the Officers are minded to approve it, if my memory serves me correctly, this building is subject to an outstanding enforcement notice which should still be applicable. Please could you let me know the position.

Finally, please may I have some guidance ref F/2000/3044.

Many thanks, Frank Brave